

BOUNDARY SURVEY FOR KIRA MONDRUS-MOYAL

&

AVI MOYAL

OF THEIR PROPERTY LOCATED AT
4200 KENNYCK COURT
BEING LOT 34 OF
BISHOP'S GREEN SUBDIVISION
BEING IN LAND LOT 758 OF THE
16th DISTRICT, 2nd SECTION
AND BEING IN
COBB COUNTY, GEORGIA

Prepared by:

Nesbitt Land Surveying

James T. Nesbitt, Ga RLS #2572

2239 Peachtree North Court
Dunwoody, Georgia 30338
770-458-4369



Date of field survey: 8 October 2018

Date of map preparation: 10 October 2018

Revised: 12 October to add Bldg/Set Back Statement

References used in the preparation of this map included:

Deed Book 15262 Page 60; and
Plat Book 122 Page 12,
both of the Cobb County Records, Clerk of Superior Court.

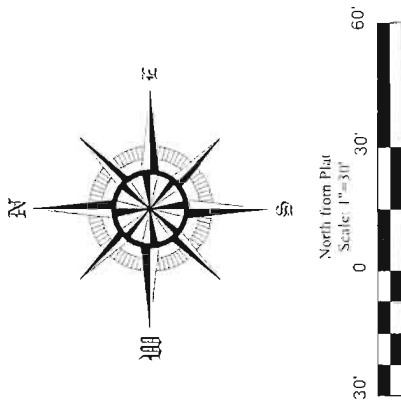
Except as noted monuments found were honored as being
in their correct locations. The dimensions shown reflect the
relative positions of the found monuments.
The dimensions in parentheses were taken from the
reference plat and are shown for clarity.

The field data upon which the map is based has
a closure precision of one foot in N/A feet,
an angular error of N/A per angle point, and
was adjusted using compass rule.

This map has been calculated for error and is
found to be accurate within one foot in 110,897 feet.

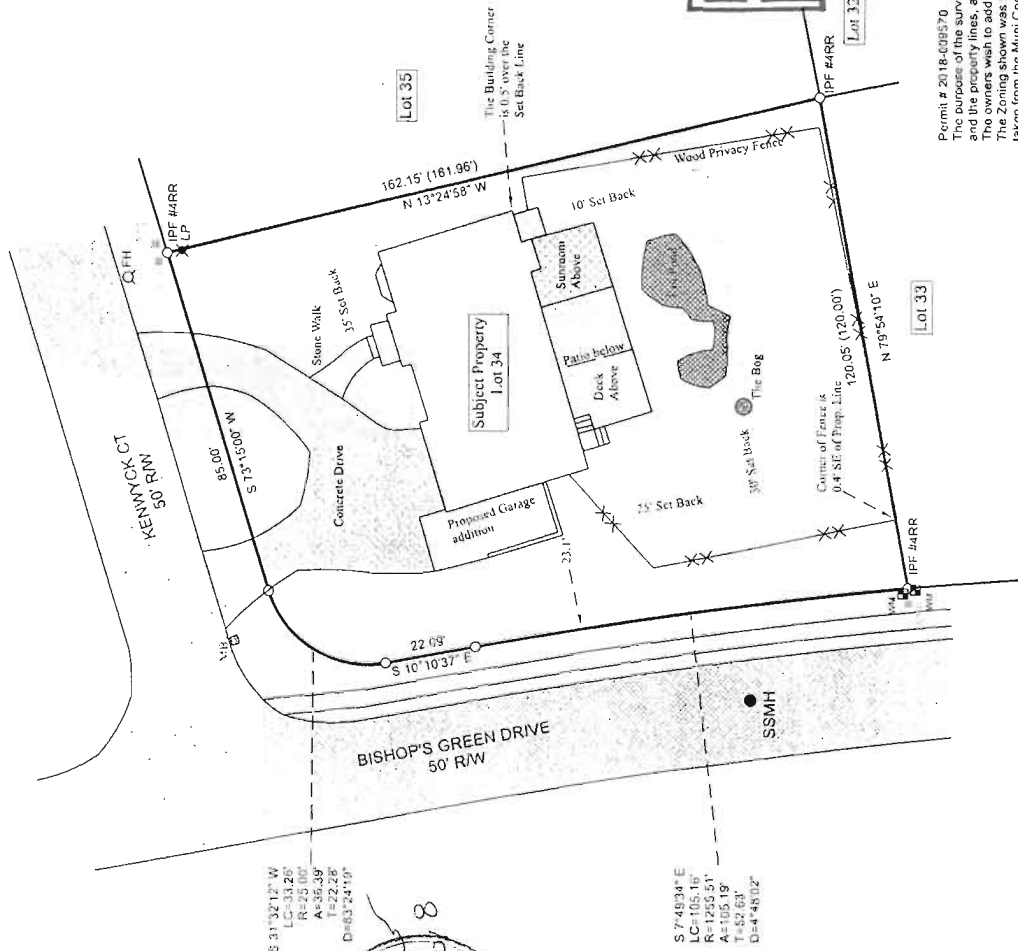
The area of this property is 0.399 acres (17,355 SF ±).

The equipment used to obtain the linear and angular
measurements used in the preparation of this map
was a LEICA TCA 1100.



| LEGEND | |
|--------|------------------------------|
| ○ | Corner Monument as described |
| ◼ | Water Meter |
| ● | Sanitary Manhole |
| ■ | AT&T Box |
| ✕ | Street Light |
| ✕ | Wood Fence |
| + | Tick |

V-128
(2018)



REVISED
RECEIVED
OCT 15 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Permit # 2018-009570

The purpose of the survey was to recover the property corner monuments and the property lines, and to locate the existing surface improvements. The owner has agreed to add an additional garage to the existing building as indicated. The 2018 plat was prepared from the Plat and the Set Back dimensions were taken from the Mini Code web site.

APPLICANT: Avi Moyal

PHONE: 770-778-1172

REPRESENTATIVE: Avi Moyal

PHONE: 770-778-1172

TITLEHOLDER: Kira Mondrus-Moyal and Avi Moyal

PROPERTY LOCATION: On the southeast corner of Bishop's Green Drive and Kenwyck Court (4200 Kenwyck Court).

TYPE OF VARIANCE: 1) Reduce the major side setback from 25 feet to 19 feet; and 2) reduce the side setback from 10 feet to nine (9) feet adjacent to the east property line.

PETITION No.: V-128

DATE OF HEARING: 12-12-2018

PRESENT ZONING: R-15

LAND LOT(S): 758

DISTRICT: 16

SIZE OF TRACT: 0.40 acres

COMMISSION DISTRICT: 2

OPPOSITION: No. OPPOSED _____ **PETITION No.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Avi Moyal

PETITION No.: V-128

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the building permit showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

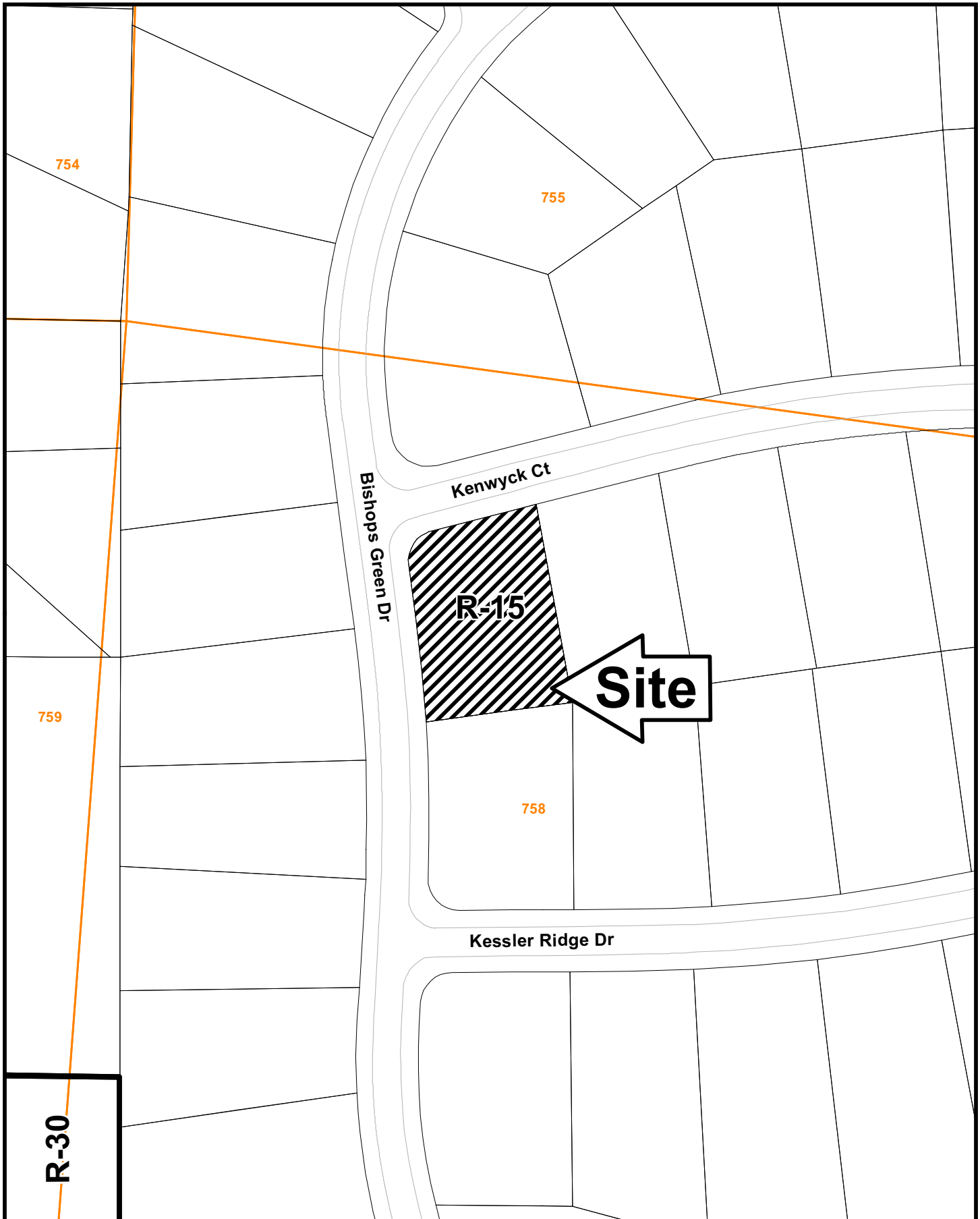
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Avi Moyal **PETITION No.:** V-128



FIRE DEPARTMENT: No comment.

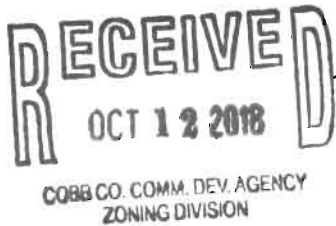
V-128 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary
 City Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-128
Hearing Date: 12-12-18

Applicant AVI MOYAL Phone # 770-778-1172 E-mail avi2moyal@gmail.com

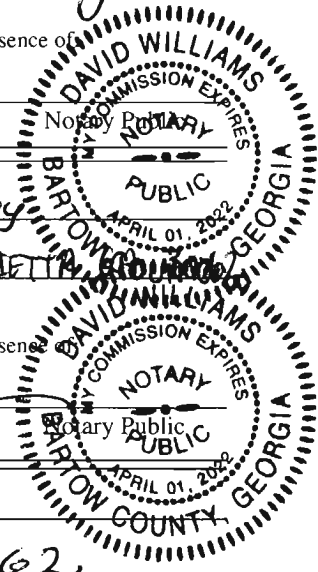
AVI MOYAL Address 4200 KENWYCK CT MARIETTA GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-778-1172 E-mail avi2moyal@gmail.com
(representative's signature)

My commission expires: 4/1/22

Signed, sealed and delivered in presence of

[Signature]



Titleholder AVI MOYAL Phone # 770-778-1172 E-mail avi2moyal@gmail.com

Signature [Signature] Address: 4200 KENWYCK CT. MARIETTA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4/1/22

Signed, sealed and delivered in presence of

[Signature]

Present Zoning of Property _____

Location 4200 KENWYCK CT, MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 758 District 16th Size of Tract 0.399 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other ☒

Does the property or this request need a second electrical meter? YES _____ NO ☒

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

GARAGE ADDITION (PROPOSED), IS OVER
SET BACK LINE

List type of variance requested: _____

ASKING FOR 19' FROM PROPERTY LINE.